
S-4395
POISEL ESTATES MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Gerald E. Beck and the Jean M. Poisel Living Trust, represented by Todd Starr of Starr Associates, are seeking primary approval for a 3 lot subdivision on 18.568 acres, located south of SR 26 on Poinsettia Drive (private), in Perry 30 (NE) 23-3.

AREA ZONING PATTERNS:

The property is zoned AW, Agricultural Wooded as is all surrounding land except adjacent to the east, which is zoned R1B, and to the southwest, which is zoned PDRS. R1 zoning lines both sides of SR 26 to the north. A portion of the subdivision adjacent to the Berlowitz Ditch has been certified to be in the Flood Plain. This will also need to be shown on the final plat.

The parent tract is 18.6 acres in area; when finished, this three-lot subdivision request will leave one division right.

AREA LAND USE PATTERNS:

Lot 1 is currently unimproved. Lots 2 and 3 already have single-family dwellings. (This subdivision will correct a previous illegal land division.) Other land in the area is either large-lot residential, wooded, or farmed. The Faith Church complex is located to the northwest; Lexington Farms Planned Development is to the west/southwest.

TRAFFIC AND TRANSPORTATION:

SR 26 is an urban primary arterial according to the adopted *Thoroughfare Plan*. Poinsettia Drive is a private street that serves around eight single-family homes. This request would add one house to that total. INDOT's Crawfordsville Office would need to determine if this additional house would warrant any improvements to this driveway.

A mortgage affidavit has already been submitted, so no condition regarding a mortgage release is necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has no concerns regarding drainage at this site.

A letter from the County Health Department states that, "Lot 1...can be considered for a shallow trench subsurface absorption system with a perimeter drain to lower seasonal high water table. An easement will be required to obtain an adequate outlet for the discharge of the drain. Lots 2 and 3 have existing dwellings in place served by well and

septic systems which were permitted and inspected by the Health Department.”

The revised sketch plan shows a ten foot wide drainage easement for Lot 1 along the western edge of Lot 2.

CONFORMANCE WITH UZO REQUIREMENTS:

The 20’ wide “pole” requirement for flag lots is being met. Setbacks shown are correct. Lot area exceeds UZO minimum requirements.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Regulatory Flood Elevation and Boundary for the Berlowitz Ditch Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
4. The street addresses and County Auditor's Key Number shall be shown.